

CITY OF NORTH BEND
CITY COUNCIL
SPECIAL WORKSTUDY NOTES
April 12, 2016 – 7:00 p.m.

City Hall Conference Room, 211 Main Ave. N., North Bend, WA

Mayor Pro Tem Loudenback called the meeting to order at 7:00 p.m.

Councilmembers Gothelf, Kostanich, Loudenback, Pettersen, and Rosen were present. Councilmembers Elwood and Volken were excused

Staff Present: Mayor Ken Hearing, City Administrator Londi Lindell, Public Works Director Mark Rigos, Community & Economic Development Director Gina Estep, Associate Planner Lynn Hyde, and Records Coordinator Kym Smith.

Guests Present: Linda Pruitt, Co-owner, The Cottage Company

Presentation – Cottage Housing

Community & Economic Development Director Estep introduced Linda Pruitt, Co-owner of the Cottage Company, who provided a presentation on Cottage Housing.

Ms. Pruitt explained her real estate development company was based in Seattle and was recognized as a leader in innovative single family housing choices which included clustered cottages, pocket neighborhoods and infill developments in the following Western Washington communities: Langley, Winslow, Shoreline, Kirkland, Redmond and Shoreline.

She detailed the journey that Seattle, Langley and Kirkland had taken in exploring cottage housing in their communities and noted they were motivated by a desire to compliment the housing already in place in their community and round out the needs of their demographics and citizens. She commented that the decrease in household size over the last few decades has increased demand for smaller cottage style homes which more municipalities were recognizing.

Ms. Pruitt discussed “Innovative Housing” which included several medium density housing types such as cottages, row houses, and courtyard housing. She noted location was the key to any successful development and that they needed to be walkable, close to shopping and services, and appeal to buyers which were usually single women, empty nesters and couples resizing from larger homes. Other appealing features included aesthetically pleasing architectural design, low operating costs, and simple yet luxurious construction. Ms. Pruitt added that cottages designed in clusters also created the opportunity for human connection and community.

After discussion and questions from Council, Ms. Pruitt suggested the City could adopt a “Demonstration ”municipal code that the City of Kirkland had previously used which consisted of a Request for Proposals process in which developers submit their ideas for design after they had located and secured a piece of property.

Council requested staff draft an ordinance similar to the City of Kirkland’s cottage zoning code and route it through committee to ensure it was the best fit for North Bend. Council specified the cottages cap out at 1,500 square feet with a maximum height of 1 ½ stories and no more than 24 units in two adjoining cottage developments.

Adjournment

The workstudy closed at 9:07 p.m.

ATTEST:

Ross Loudonback, Mayor Pro Tem

Kym Smith, Records Coordinator